

GERMOE PARISH COUNCIL

www.germoeparishcouncil.org.uk

C.F.P.Chapman
Clerk to the Council
Chy Lean
St Keverne Road
Mawgan
Helston TR12 6AY

telephone 01326 221648
parish.clerk3@btinternet.com

Minutes of an Ordinary Meeting of Germoe Parish Council held on Thursday February 3, 2022 at 7:00pm in Germoe Church Hall.

Present: Cllr Mrs G.Praed (Chairman) Cllr Mrs K.Doeser
Cllr R.Johnson Cllr I.Foster
Cllr D.Blencowe Mr C.Chapman (Clerk)

Visitor: CCllr J.Keeling, Mrs Laity (Godolphin Cross Community Association), Mrs Marshall, Mr and Mrs Nellist, Mr Roberts and Miss Anglestro.

The Chairman welcomed all those present to the meeting and invited Mrs Laity to take the floor.

Introducing herself, Mrs Laity said that she was employed by the Godolphin Cross Community Association Reach Out project on a part-time basis. The Association's Hall (the Old Chapel) attracts in excess of 12,000 visitors a year and aims to cater for all those living within a mile of the village: this includes parts of both Breage and Germoe Parishes, but, in reality, the boundary is flexible. The Reach Out project began during the Covid lockdown with a call for volunteers to collect prescriptions and to do some shopping – in essence, a Good Neighbour scheme. However, it quickly became obvious that there is a greater need, particularly among our elderly residents, than had at first been thought. Consequently, the scope of the project has widened to the point where it now offers residents a "Meet-Up Mondays" coffee morning, which is then followed by some sort of activity: a lecture, gentle exercise, going for a walk and the like. People still need support and prolonged isolation has meant that some need to find the courage to return to their community. There are currently twenty regular beneficiaries of the scheme and nine DBS (Disclosure and Barring Service) checked volunteers. Nevertheless, the Association is not all about our elderly population: the Hall hosts three Youth Clubs and plans are well-advanced for working with pre-school children.

The funding for Mrs Laity's position finishes at the end of March. The work that is currently being done will continue at least for a while. Funding is being sought; there are lots of good ideas that might be followed through.

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Bell.

2 DECLARATIONS OF INTEREST

in items on the agenda

There were no declarations of interest in items on the agenda.

of gifts (received as a result of being a member of the Council) of a value greater than £50 either in the form of a single gift or as a cumulative total

There were no declarations of gifts relating to membership of the Council of a value greater than £50.

3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Cllr Mrs Doeser proposed, Cllr Blencowe seconded and it was agreed that the minutes of the Ordinary Meeting held on Thursday, January 6, 2021 are a true record and the Chairman signed them as such.

4 MATTERS ARISING AND NOT COVERED ELSEWHERE ON THIS AGENDA

There were no matters arising that were not covered on this agenda.

5 PUBLIC PARTICIPATION

Speaking of PA21/12594, Mr Nellist stated that his property shares a boundary with the proposed, large, two-storey dwelling. If built (on what is a very small plot), the reasonable enjoyment of his property will be adversely affected by the consequent loss of light and the invasion of his privacy from over-looking windows. There will also be a considerable cost to the environment occasioned by the loss of three mature trees. He asked the Parish Council to seek refusal for development.

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Mr Roberts stated that he was also speaking on behalf of his neighbours, Mr and Mrs Thomas. Referring to PA 21/11651, he said that development would forever alter the character of this open field and would be representative of the increasing urbanisation of Cornwall and of the AONB in particular and out of keeping with the area as a whole. The application itself understates the fact the site is elevated and hence will be highly visible from some distance. The proposed access from the estate onto the A394 will be highly dangerous. He asked the Parish Council to seek refusal for development.

6 CORNWALL COUNCILLOR'S COMMENTS

Through the Clerk, Cllr Keeling reported that

- recently, his committee has been focused on the coming year's budget and its calculation thereby providing essential oversight of the £1.2 billion budget.
- he fully expects that despite considerable savings and job losses, Cornwall Council's tax requirement for the coming year will increase by 2.99% of which 1% will be for the adult social care precept. This represents a 96p a week increase for a Band D property
- Cornwall Council will, as required by law, set a balanced budget at a full council meeting on February 22, 2022
- he has been instrumental in the establishment of an Inquiry Group into Equality and Diversity. This guiding principle ensures that all people are treated equally, and that differences in individuals' life situations and experiences are at the heart of Cornwall's policy making.
- the impact of Covid is still being felt within the county
- the Community Network Highway Scheme is again available. He is seeking expressions of interest in highways' projects, bearing in mind the recommendation that each parish champions a single project
- concerning planning applications, he assured councillors that he takes both the comments of statutory consultees and the views of local people into consideration when discussing issues with the case officer concerned and particularly so when there is a conflict in views between statutory consultees and case officers
- his share of the funding for smaller projects from the Community Chest for this year has now been spent: further funding should be available in April.

The Chairman proposed and it was agreed to discuss agenda item 9 at this point

9 PLANNING

To make observations on planning applications including the following

PA21/11651 Mr Taylour (Wycliffe Developments Ltd) – Affordable led housing proposal for 24 houses and flats and associated landscaping, access and parking. – land South of A394 Germoe Cross Roads. Cllr Blencowe proposed, Cllr Mrs Doeser seconded and it was agreed that this application should be returned with the observation. *Germoe Parish Council strongly objects to this development because it would considerably increase the urban sprawl of Praa Sands to the detriment of the rural character of this Area of Outstanding Natural Beauty and would impact negatively upon the public's view of Mount's Bay from the roads, footways and bridleways on Tregonning Hill, Tresowes Hill and Balwest.*

PA21/11936 Mr W.Costeloe – Non-material amendment in relation to decision notice PA19/10252 dated 24.03.21 (Appeal Decision APP/D0840/W/20/3262091) to change the size of the approved OmniPods from 8m x 4m to 8.5m x 4.2m, because the manufacturer no longer makes the OmniPods in the original size. Other than the slightly larger size, the floorplans remain exactly the same – Morvargh, Balwest. Cllr Blencowe proposed and it was agreed that this application should be returned with the observation. *Germoe Parish Council makes no comment.*

PA21/12500 Mr Taylor – Construction of a new two storey extension and renovation works to the existing stone barn. Construction of a new garden store, road entrance and gravel path on the wider site. The existing barn is classified for residential use and the applicants have lived at the property since 2016. They are hoping to expand the property for the benefit of their young family, improve the energy efficiency and install low carbon energy technologies – Bowji Barn, Great Work. Cllr Blencowe proposed, Cllr Mrs Doeser seconded and it was agreed that this application should be returned with the observation. *On balance, Germoe Parish Council supports the application. If permission is granted for development, the Parish Council would request that a condition is imposed to ensure the north-west walls of the extension are faced with local natural stone. This is to ensure the design and layout provide continuity with the existing built form and respect and work with the natural and historic environment in compliance with the requirements of CLP Policy 12 Design and Policy 23 Natural Environment within this Area of Great Landscape Value.*

PA21/12594 Mr and Mrs Bucket – Construction of Dwelling House and Associated Works – land North East of Wide Horizons, Tresowes Hill. Cllr Blencowe proposed, Cllr Johnson seconded and it was agreed that this application should be returned with the observation. *Germoe Parish Council objects to the proposed development for the following reasons.*

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The development would fill in a green space between existing bungalows and would increase the density of built form to the detriment of the rural setting, which is characterised by occasional houses interspersed within a landscape of fields and mature trees, which would be contrary to the requirements of CLP Policy 3a Role and Function of Place.

This agricultural site is a small element of a larger field and is consequently within the countryside. The proposed development does not meet any of the exceptional circumstances required within CLP Policy 7 for the building of a new house in the Countryside.

The proposed two storey building is not of an appropriate scale, height and mass within this rural wooded landscape, and would not provide continuity with the existing built form of single storey buildings contrary to the requirements of CLP Policy 12a Design.

Also, contrary to the requirements of CLP Policy 12.2, the proposed development would not protect adjacent properties from overshadowing and overbearing negative impact, and would not protect the neighbouring properties from overlooking which would cause the loss of privacy and the loss of enjoyment of the amenity of their private gardens and property. There is a balcony at the north-west face and extensive windows on the north-west and south-east faces that would overlook the private living spaces of Green Bank Bungalow and Wide Horizons. Additionally, the proposed building is immediately adjacent its boundary fences which exacerbates all of the above adverse negative impacts upon the neighbouring properties.

The development would require the removal of half of the crown of a mature Ash tree that spans the site from the north-east. Additionally, the root system of the Ash would be compromised by the house foundations. There is also risk of harm or loss of a mature Monterey pine tree at the proposed entrance to the site.

The development is within the Tregonning Hill Conservation Area and within an Area of Great Landscape Value. The character and distinctiveness of the location, within the Conservation Area and AGLV would suffer severe harm if the mature trees that surround the site are harmed. This would be contrary to the requirements of CLP Policy 23 Natural Environment and CLP Policy 24 Historic Environment.

PA21/12733 De Leon Developments Ltd – Demolition of dwelling and domestic garage and construction of 2 houses and domestic garages. (Amended scheme to PA18/02293) – former Rojeska, Tresowes. Cllr Blencowe proposed, Cllr Mrs Doeser seconded and it was agreed that this application should be returned with the observation. *Germoe Parish Council objects to the proposed development for the following reasons.*

The proposed two storey buildings are not of an appropriate scale, height and mass within this setting of bungalows and low profile rural woodland landscape contrary to the requirements of CLP Policy 12a Design.

The two storey buildings would not provide continuity with the existing built form of single storey buildings, also contrary to the requirements of CLP Policy 12a.

By virtue of close proximity, height and mass the proposed development would not protect adjacent properties from overshadowing and overbearing negative impact contrary to the requirements of CLP Policy 12.2 Design.

By virtue of close proximity and relative height the proposed development does not protect the neighbouring properties from overlooking which would cause the loss of privacy and the loss of enjoyment of the amenity of their private gardens and property contrary to the requirements of CLP Policy 12.2 Design.

Decisions

PA21/11687 APPROVED – Application for a Certificate of Lawfulness in respect of an existing use of building as a separate residential dwelling unit with parking – Merryhill Farm, Trewithen Terrace – *noted*

PA21/12562 APPROVED – Non-material amendment in relation to decision notice PA19/11030 dated 10.03.21 for a proposed change to the roof material – Plot 2 land South of Westacre, Helston Road – *noted*

PA21/12563 APPROVED – Non-material amendment in relation to decision notice PA19/06582 dated 16.12.19 for a proposed change to the roof material – Plot 1 land South of Westacre, Helston Road – *noted*

7 PARISH COUNCIL MATTERS

Co-option of a Parish Councillor

The Clerk reported that he had received no further expression of interest in standing for co-option as a Parish Councillor.

Siting of a third defibrillator within the Parish

Following discussion, Cllr Foster agreed to look into the current use of the Parish Council-owned telephone box at Trewithen Terrace and to report back to the Council at the meeting in March.

8 PARISH MATTERS

Climate Change

There was nothing to report.

Chairman's initials.....

The Queen's Platinum Jubilee (Thursday June 2, 2022 to Sunday June 5, 2022)

The Chairman reported that the advisory committee had met on January 12, 2022 in Germoe Church Hall, but that the date had proved problematic for various individuals and organisations. The next meeting will be on February 16, 2022 in the Church Hall.

10 FINANCE

The Clerk presented Councillors with a statement of Germoe Parish Council's financial position as at February 3, 2022. A copy of that statement is attached to these minutes.

The following accounts were presented for consideration:

Design Solutions		£ 350.00		
Cornwall Council (election recharges)		£ 255.00		
The Information Commissioner		£ 40.00		
R.Sanders				
Footpath signs		£ 105.00		
Open spaces		£ 90.00		
Car park opposite Village Hall		£ 147.00		
Tresowes Junction (mole)		£ 25.00		
		£ 440.40	£ 367.00	£ 73.40
Colin Chapman				
Salary (January)	£ 248.47			
telephone	£ 34.52			
office expenses	£ 25.15			
travelling	£ 10.00			
use of home as office	£ 20.00			
	total	£ 338.14		

Cllr Mrs Doeser proposed, Cllr Johnson seconded and it was agreed that the above five accounts should be paid.

11 REPORT OF CLERK AND CORRESPONDENCE

The Clerk had nothing to report.

12 MEMBERS' QUESTIONS

Members noted that

- the temporary access road through the Cornish hedge to allow for building work at Highfield House is still in use
- local housing associations are offering opportunities for work and volunteering
- the Newtown notice-board has yet to be replaced
- the Council is awaiting a quotation for a new board for Tresowes
- Germoe Village Association will be asked to return the unspent portion of the funding awarded in December for the purchase of the Christmas tree.

13 CHAIRMAN'S COMMENTS

The Chairman reported that new footpath signs have been installed at Lower Balwest Farm at the points where the paths leave the road.

14 MATTERS FOR INCLUSION AT FUTURE MEETINGS

No matters for inclusion at future meetings were tabled..

DATE AND TIME OF NEXT MEETING

Thursday March 3, 2022 at 7.00pm in the Church Hall, Germoe.

Signed.....

Dated.....

Chairman's initials.....